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Enseñanza 15 de Septiembre 2024.

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THANE MUNICIPAL CORPORATION

TOWN DEVELOPMENT DEPARTMENT

NOTIFICATION

No. TMC/TDO/Cluster Cell/Notification/470

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Whereas, the Revised Development Plan of the Thane City has been sanctioned by the Government under section 31(1) of the Maharashtra Regional and Town Planning Act 1966, (hereinafter referred to as " the said Act ") *vide* Notification No.TPS-1297/1319/CR-148/97/UD-12, dated 4th October 1999 which has come into force with effect from 22nd November 1999 and the Excluded Part (EP) of the said Development Plan has been sanctioned under the said Act *vide* Government Notification No.TPS/1201/274/CR-28/2001/UD-12, dated 3rd April 2003 which has come into force with effect from the 14th May 2003 ; (hereinafter referred to as "the said sanctioned Development Plan") ;

And whereas, the Development Control Regulations of Thane Municipal Corporation has been sanctioned by the Government after making some modifications in draft Development Control Regulations of Thane City *vide* Urban Development Department, *vide* Notification No. TPS-1294/ 1259/CR-222/94/UD-12, date 28th April 1995 under section 31(1) of the said act which had come into force with effect from the 1st June 1995 ;

And whereas, in pursuant to the provisions of erstwhile sanctioned Development Control Regulations, 44 Urban Renewal Plans (hereinafter referred to as " URP ") are notified in *Government Gazette* dated 5th May 2018 within the limits of Thane Municipal Corporation ;

And whereas, the Government has sanctioned Unified Development Control and Promotion Regulations *vide* resolution No.TPS-1818/CR236/18/DP&RP/sec.37 (1AA) (c) & Sec. 20(4)/UD-13, dated 2nd December 2020 (hereinafter referred to as " the said Regulations ") and the said Regulations came into force from dated 3rd December 2020 and are applicable to Thane Municipal Corporation ;

And whereas, Government has sanctioned modification in clause 14.8.1(ii)(g) of the said regulation as per section 37 (1AA)(c) of the said Act *vide* Notification No.TPS-1222/1089/CR.70/ 22/UD-12, dated 20th February 2024 ;

And whereas, as per the said modification, Slum Redevelopment proposals under consideration with Slum Rehabilitation Authorities before 27th June 2022 on land parcels situated in the notified URP/URS boundary may be allowed to develop under regulation No.14.7 with the consent of High Power Committee (HPC) constituted under regulation No.14.8.8 (i) ;

And whereas, Mumbai Metropolitan Region Slum Rehabilitation Authority (SRA) has requested to exclude Final Plot No.423, 424A, 427, Panchpakhadi of Sanctioned Town Planning Scheme No.1 admeasuring 5.61 Ha., from the notified boundary of URP No. 9 Siddheshwar as areas under these plots have been notified by SRA dated 18th March 2022 which is before 27th June 2022 (hereinafter referred to as " the said area ") ;

And whereas, High Power Committee, subject to certain conditions, has given its consent to exclude Final Plot No.423, 424A, 427, Panchpakhadi of Sanctioned Town Planning Scheme No.1 from the notified boundary of URP No.9 Siddheshwar in High Power Committee meeting on 15th March 2024 ;

And whereas, after excluding the said area from the earlier notified boundary of URP No. 9, it is proposed to notify the revised area of URP No.9 as 23.65 Ha. and revised boundary of URP No.9 Siddheshwar;

And whereas, as mentioned in the Regulation No.14.8.1 (ii)(b) of the said Regulations, that Urban Renewal Plan, URS may be for the concerned area, prepared and notified by the Commissioner, who may revise the same, as and when required.

Now, therefore, as per powers conferred upon me vide Regulation no.14.8.1 (ii)(b) of the said Regulations, the revised boundary of **URP No.9 Siddheshwar (Revised area approximately 23.65 Ha.)** is hereby notified.

The plan showing boundaries of revised Urban Renewal Plan No.9 is kept for inspection by general public at following places for next thirty days :—

- (1) Office of the Deputy Director of Town Planning, Cluster Cell, Thane Municipal Corporation, Thane, 4th floor, Dharmveer Anand Dighe Administrative Building, Kashish Park, Thane.
- (2) Town Development Department, 4th floor, Thane Municipal Corporation, Thane
- (3) Uthalsar Ward office.

This notification along with notified plan is also available on website www.tmcpt.thanacity.gov.in.

Thane,
dated 15th March 2024.

ABHIJIT BANGAR, (I.A.S.)
Commissioner,
Thane Municipal Corporation
Thane.